

## Abstract

A real estate for sale database is configured such that properties that are undervalued because of physical or legal defects or both are identified and preferentially presented. An example of a technique for searching for properties with legal defects for preferential presentation is to provide the records sorted according to the return on investment of a successful tax appeal for properties having an offer price lower than the tax assessment valuation of the real estate. An example of a technique for searching for properties with physical defects for preferential presentation is to provide a predesigned search strategy to look in the property description field for euphemisms for properties in disrepair such as "diamond in the rough" or "handyman's special" or "needs TLC."